077.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,500 / 891,500
					USE VALUE:	891,500 / 891,500
					ASSESSED:	891,500 / 891,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JIN HONG C & LI
Owner 2:	
Owner 3:	
Street 1:	81 OLD MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURGESS WILLIAM M/ETAL -
Owner 2:	BURGESS BEVERLY F -
Street 1:	81 OLD MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,355 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1967, having primarily Vinyl Exterior and 2475 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11355.000	359,000		532,500	891,500
Total Card	0.261	359,000		532,500	891,500
Total Parcel	0.261	359,000		532,500	891,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.20 | /Parcel: 360.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48718
GIS Ref:
GIS Ref:
Insp Date: 11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 077.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,100	0	11,355.	532,500	891,600	891,600	Year End Roll	12/18/2019
2019	101	FV	299,300	0	11,355.	532,500	831,800	831,800	Year End Roll	1/3/2019
2018	101	FV	299,300	0	11,355.	456,400	755,700	755,700	Year End Roll	12/20/2017
2017	101	FV	299,300	0	11,355.	426,000	725,300	725,300	Year End Roll	1/3/2017
2016	101	FV	299,300	0	11,355.	365,100	664,400	664,400	Year End	1/4/2016
2015	101	FV	303,900	0	11,355.	327,100	631,000	631,000	Year End Roll	12/11/2014
2014	101	FV	303,900	0	11,355.	302,700	606,600	606,600	Year End Roll	12/16/2013
2013	101	FV	303,900	0	11,355.	288,700	592,600	592,600		12/13/2012

!6401!

PRINT

Date	Time
12/10/20	21:11:08

LAST REV

Date	Time
07/23/19	09:17:41

apro

USER DEFINED

Prior Id # 1:	48718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURGESS WILLIAM	60278-352		10/18/2012		620,000	No	No		
STORLAZZI EDMUN	25688-80		9/27/1995		223,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1547	Solar Pa	3,793					
11/2/2011	1416	Re-Roof	9,450					
5/24/1996	201		36,000					10X15 ADD 12X15 WD

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	CC	Chris C
6/16/2009	Meas/Inspect	189	PATRIOT
4/20/2000	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11355		Sq. Ft.	Site		0	70.	0.67	4									532,454						532,500	

Total AC/HA: 0.26067 | Total SF/SM: 11355 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 532,454 | Spl Credit | Total: 532,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28636360
Const Adj.:	0.99445504
Adj $ / SQ:	121.527
Other Features:	107394
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487753
Depreciation:	128767
Depreciated Total:	358986

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

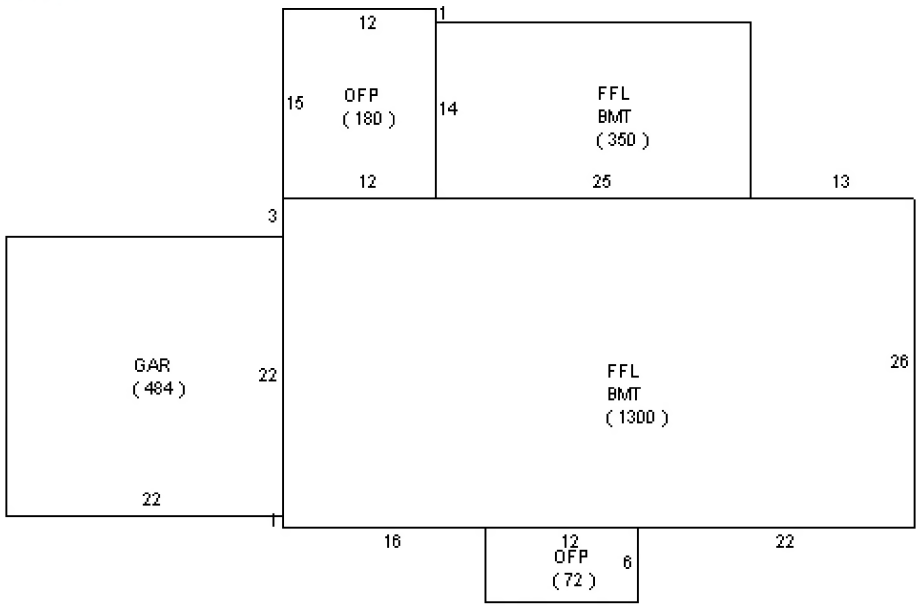
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.05
Special Features:	0	Val/Su Net:	88.95
Final Total:	359000	Val/Su SzAd	217.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,650	48.310	79,706
FFL	First Floor	1,650	121.530	200,519
GAR	Garage	484	20.050	9,706
OFP	Open Porch	252	22.920	5,776

Net Sketched Area:	4,036		Total:	295,707	
Size Ad	1650	Gross Are	4036	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: